



**SHREWSBURY PLANNING BOARD
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: March 3, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Stephan M. Rodolakis, Vice-Chairman
Kathleen M. Keohane
Donald F. Naber

Absent: Jill R. Myers, Clerk

Also Present: John D. Perreault, Town Engineer
Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Review and Approved Minutes

The Planning Board noted Minutes are still being worked on.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

**7:05 P.M. Grand View, Definitive Subdivision
Public Hearing, Continued from January 6, 2005
Location: Blackthorn Road, east of Northland Road
Decision Deadline: April 15, 2005**

Attending the hearing were Attorney David Brown – the developer, and John Beasley – the engineer from Beals and Thomas, Inc.

Mr. Beasley reviewed some of the comments from Mr. Denoncourt's letter of February 25, 2005.

Mr. Gordon noted that the Board will ask Engineering to review revised plans.

Ms. Keohane listed the following items:

- 1) She requested a 7-day NPDES inspection report be done;
- 2) Asked about a retaining wall at Parcel E;
- 3) Asked about the relocation of the hydrants (comments #10 and #11);
- 4) Asked about the wording "overlay" as stated in comment #15.

Attorney Brown said regarding the wording “overlay”, that it meant that if the road was damaged they would do an overlay to repair it.

Mr. Rodolakis asked about the construction sequencing. Attorney Brown said they need the Sewer Extension Permit and then wants to get going. He said he’s waiting for the Board’s Decision. Mr. Rodolakis commented that he would like to see the road done in the Spring or Summer before the Winter. Mr. Gordon suggested putting in the Decision that if not started by mid-summer, then they would wait until April or come back to the Board for review.

Mr. Gordon expressed concern of stabilizing Lots 7 and 8 and slope. Mr. Beasley thought the slope was about 20%. Mr. Gordon suggested making one lot of the two. Attorney Brown said he’s already scaled back from 11 to 8 lots. Mr. Beasley explained because of the drainage system there shouldn’t be a problem.

Attorney Brown suggested that in the Decision, Lot 8 be constructed last so land can be constructed and stabilized.

Jim Ermilio, 10 Niblick Road, said he met with Attorney Brown’s engineer and some agreement should be met in the next week. He thanked the Board, Eric, and Attorney Brown for their attention to the abutters, and especially to his requests and questions.

Don Gray, 26 High Street, made comment that homeowners of especially Lots 5 and 6 should be made aware that his cousin sprays his trees, for his tree business.

Mr. Denoncourt said he was comfortable with closing the hearing subject to comments being addressed satisfactorily and with the comments at this hearing.

Mr. Gordon officially closed the hearing.

7:10 P.M. Palm Meadow Estates, Preliminary Subdivision
Informal Public Hearing, Continued from February 3, 2005
Location: Clews Street, east of Route 140
Decision Deadline: March 15, 2005

Attending the hearing were Anthony Russell – the property owner, and Robert Babcock – the engineer from Dunn McKenzie, Inc.

Mr. Babcock said they are asking for the following waivers:

- 1) From 30-foot to 24-foot width pavement;
- 2) Asking for slope granite curbing;
- 3) Asking to do one side with sidewalk – a partial sidewalk on Clews to just before 8% slope at about Lot #8.

Mr. Babcock made two other comments:

- 1) They need a sewer extension permit;
- 2) The road meets the bylaw for all grading and slope requirements.

Mr. Denoncourt commented that the first five comments, in his letter dated March 3, 2005, relating to configuration are the most crucial and the rest can be incorporated into the definitive. The Board agreed with this, along with the work to Clews Street.

Mr. Babcock said doing work on Clews Street could mean doing landtakings. He also said there are stone walls out there along the road. He said they could repave, maybe do some curbing, maybe just some cleaning up, but this can be presented at the definitive stage.

Mr. Naber said he drove Clews Street; it is tight in some areas and it is being used as a cut through; and felt it was a concern.

Mr. Babcock said maybe a light could be put at the end of Clews Street. He commented they probably wouldn't want to widen it because that could make a worse situation for speed and the amount of traffic; but said he understands the concern and they would look into it.

Mr. Naber asked Mr. Denoncourt's opinion; and he said maybe improvement to the intersection and maybe make less of a ramp style. He said site distance is the most important.

Mr. Babcock said regarding Comment #2, regarding Lot 2, it was not the intention to create a reserve strip and they will look at it.

Mr. Rodolakis commented that maybe they can get a wetland delineation before the definitive, so there are no surprises. Mr. Babcock said the delineation had to be done for Federal Estates, so that is already done.

Mr. Gordon mentioned the taxes owed. Mr. Russell said the taxes have been taken care of. Mr. Gordon said they will need a Certificate of Municipal Liens (CML).

Following are the Board's comments for the Decision:

- 1) Items 1 through 17 under "Specific Comments," in the letter dated March 3, 2005, written by Mr. Denoncourt, should be included;
- 2) The Board voted on the waivers as follows:
 - a) Waiver for Sidewalk denied;
 - b) Waiver for 24-foot pavement approved;
 - c) Waiver for slope granite curbing approved.
- 3) Flood zone boundaries should be presented at Definitive;
- 4) Improvement will be made on Clews Street and presented at Definitive;

The Board voted to approve the preliminary plan for Palm Meadow Estates, with above conditions, and the Board voted to allow Mr. Gordon to sign the Decision consistent with the Board's comments.

Mr. Gordon officially closed the hearing, noting that a Decision needs to be signed by March 15, 2005, and the Board voted to allow Mr. Gordon to sign when written and reviewed.

**7:15 P.M. Farmview Estates, Definitive Subdivision
Public Hearing
Location: South Street to Green Street, south of Route 20
Decision Deadline: May 10, 2005**

Mr. Giblin asked for the hearing to be continued to the next regularly scheduled meeting of the Board, as there wasn't a full member Board at this time. They submitted the green return receipt cards for notification to abutters and submitted traffic reports.

Mr. Gordon asked that they notify abutters using first class mail, of hearing to be held on April 7, 2005, at 7:05 P.M.

Mr. Gordon continued the hearing to April 7, 2005, at 7:05 P.M.

4. New Business

a. Aquifer Protection Overlay District

Mr. Gordon said since some laws have changed, the Town is required to make revisions and the Board needs to hold a public hearing. The Board agreed to hold a hearing at their regularly scheduled meeting on April 7, 2005.

b. Informal Discussion, Hawthorne Green Preliminary Subdivision

Mr. Gordon read a letter from Attorney Jack Collins giving the Planning Board and extension for the hearing to be held at the Board's regularly scheduled meeting on April 7, 2005.

c. Master Plan Implementation Group Update

Mr. Gordon informed the Board that the Master Plan Implementation Group will be meeting on March 15, 2005, at 7:30 P.M., to discuss zoning for the May Annual Town Meeting and possible Fall Special Town Meeting.

5. Old Business

a. Review and Approve Covenant for Highland Hill

The Planning Board voted to allow Mr. Gordon to sign the Covenant for Highland Hill Subdivision, to 'Approve as to Form.'

b. Sign Plans for Highland Hill

The Board signed the mylars for Highland Hill Definitive Subdivision. Mylars will be held in Engineering until Covenant is recorded.

5. Old Business (Cont'd)

c. Bond Reduction for Silver Gate Circle

The Board voted to allow the bond reduction for Silver Gate Circle.

d. Bond Reduction for Settlers Road

The Board voted to allow the bond reduction for Settlers Road.

6. Correspondence

- 1) Mass Audubon meeting, A Community Preservation Act Success Story: The Town of Grafton, to be held March 9 and 16, 2005.
- 2) Notice from Town Clerk, 20-day appeal period ended for Webster Five Cents Savings Bank – No Appeals.
- 3) Notice from Town Clerk, 20-day appeal period ended for Adams Farm – No Appeals.
- 4) Letter from Bowditch & Dewey regarding Notice of Enforcement for Boston Hill Realty Trust, from D.E.P. *(The Board agreed Charles Sanderson and Attorney Truex should have an update for the Planning Board at the April 7, 2005 meeting.)*
- 5) Notice from Central Mass Regional Planning Commission, regarding Town's fee for Fiscal Year 2006.
- 6) Letter from South Meadow Condominium Trust, dated February 2, 2005, regarding Ashford Crossing.
- 7) Letter from Board of Selectmen Chairman Moe DePalo, and Planning Board Chairman Mel Gordon supporting CDAG Grant for Centech East Project.

The meeting adjourned at 8:35 P.M.

Respectfully Submitted,

Annette W. Rebovich